

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 36 & 38 Adelaide Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$6,800,000 & \$7,300,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Armadale

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10-12 Devorgilla Av TOORAK 3142	\$7,200,000	02/06/2021
2	10 Montrose Ct TOORAK 3142	\$7,260,000	27/03/2021
3	22 Selborne Rd TOORAK 3142	\$7,400,000	24/03/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 06/07/2021 13:17

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 Adelaide Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Armadale

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	21 Highbury Gr PRAHRAN 3181	\$3,850,000	03/07/2021
2	24 Northcote Rd ARMADALE 3143	\$4,000,000	26/06/2021
3	2 Millicent Av TOORAK 3142	\$4,000,000	17/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/07/2021 15:55

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 38 Adelaide Street, Armadale Vic 3143

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,850,000 & \$3,135,000

Median sale price

Median price \$2,550,000 Property Type House Suburb Armadale

Period - From 01/01/2021 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Auburn Gr ARMADALE 3143	\$3,055,000	12/06/2021
2	5 Parkside St MALVERN 3144	\$2,850,000	29/05/2021
3	21 Egerton Rd ARMADALE 3143	\$3,100,000	19/05/2021

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/07/2021 15:57